

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, DECEMBER 4, 2000

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II. Present: Bloomfield, Borys, Kreider, Raser, Senhauser, Sullebarger and Wallace. Absent: Dale and Spraul-Schmidt.

CERTIFICATE OF APPROPRIATENESS AND APPROVAL OF CONDITIONAL USE, 28 WEST CENTRAL PARKWAY, OVER-THE-RHINE (SOUTH) HISTORIC DISTRICT

Staff member Daniel Young presented the staff report and showed a proposed site plan as well as current and historic photographs of the building. On October 18, 2000, the Board approved plans for the rehabilitation of 1100-1104 Race Street that will be served by the parking lot. Project plans include demolition of a small two-story building on the project site that, because of its size and early estimated date of construction, is listed as "contributing" in the district guidelines. The site of this building will be incorporated into an existing gravel parking lot; the entire site will be paved, with decorative perimeter fencing and a planting buffer.

Historical photographs of the building show that it has been extensively altered. Originally, 28 West Central Parkway was an inner unit in a group of five attached row houses facing the Miami and Erie Canal; the adjacent buildings have been demolished. The building's entire front facade was resurfaced in brick; a picture window and metal casement windows have been installed in altered openings. The portion of the east wall that spanned an alley has been removed; side and rear windows are modern. The rear wall is bulging as a result of structural instability.

Mr. Young said staff believes that, because of the extensive alterations, the building no longer meets the definition of an "historic structure," because it no longer possesses integrity of design, setting, materials and workmanship. The proposed parking lot meets the requirements for a conditional use in the area.

Mr. Dave Zelman of Bruce Robinson Architecture-Design, the building owner, was present to answer questions. Mr. Zelman presented a proforma demonstrating that the rehabilitation of the building for either residential or commercial use was not economically viable. Members of the Board complimented the owner for the thorough historic research done on the building. Ms. Sullebarger said that she thought the building had retained its scale and proportion.

Mr. Zelman indicated that the building has not been used for several years and has not been occupied as a residence for approximately fifty years. The provisions of the Neighborhood Housing Retention legislation do not apply.

Ms. Bonnie Neumeier, representing the Over-the-Rhine Community Council, said the Council has voted to oppose the demolition. She questioned whether the owner had tried to save the building or had bought it only to demolish it for parking space. She said that the

City should establish a plan for meeting the parking demand in Over-the-Rhine that would stop the piecemeal demolition of buildings in the neighborhood.

Mr. Kreider commented that the Board could consider adding to the staff recommendation a suggestion that the applicant incorporate into his design a marker that would document the original residences revealed by his research. Discussion of this option was discontinued when Mr. Raser called the question.

BOARD ACTION

The Board voted unanimously (motion by Borys second by Bloomfield) to took the following actions:

1. Approved a Certificate of Appropriateness for the demolition of the two-story building located at 28 West Central Parkway in the Over-the-Rhine (South) Historic District, finding that the building no longer possesses integrity of design, setting, materials and workmanship and that the rehabilitation of the building was not economically viable.
2. Approved a Certification of Appropriateness for the creation of a paved surface parking lot, including decorative fencing and a landscaped buffer facing Central Parkway, on the project site, as shown in plans submitted with this application.
3. Approved a Conditional Use to permit the creation of this surface parking lot in the O-2 zoning district to serve the parking needs of the adjacent buildings at 1100-1104 Race Street, on the condition that the applicant file a covenant tying this parking use to the adjacent buildings.

CERTIFICATE OF APPROPRIATENESS AND APPROVAL OF CONDITIONAL USE, 25 EAST 12TH STREET, OVER-THE-RHINE (SOUTH) HISTORIC DISTRICT

Mr. Young presented the staff report. He reminded the Board that at its June 4, 2000, meeting, it tabled this application to create a hard-surface parking lot, pending the resolution of conflicts between the applicant and the adjacent property owner and the finalization of project plans. The City (owner of the property), the adjacent property owner and the applicant have negotiated an agreement regarding access to the rear of the Germania Building. The City will grant the adjacent property owner a five-foot easement along the west side of the Germania Building for the depth of the lot. Revised plans reflect this easement. The applicant agreed to coordinate the size and location of an access gate with the owners of the Germania Building.

Staff recommended approval of the application and conditional use as meeting the historic district guidelines and zoning requirements. Tim Burke, Esq., representing the owners of the Germania Building, expressed approval of the application.

BOARD ACTION

The Board voted unanimously (motion by Bloomfield second by Kreider) and took the following actions:

1. Approved a Certificate of Appropriateness for the creation of a paved surface parking lot at 28 East 12th Street in the Over-the-Rhine (South) Historic District, including decorative

fencing and landscaped buffers on the project site, as shown in plans submitted with this application, on the condition that the design of the new fence be approved by the Urban Conservator prior to its installation.

2. Approved a Conditional Use to permit the creation of this surface parking lot in the R-7 zoning district to serve the parking needs of the Hale-Justis Building at 20-24 East Central Parkway, on the condition that the applicant file a covenant tying this parking use to the Hale-Justis Building.

ADMINISTRATION: CITY PLANNING DEPARTMENT WORLD WIDE WEB SITE

Mr. Young described the City Planning Department's redesigned and enlarged presence on the City's overall World Wide Web site. Historic Conservation Office staff is directly involved in the design and maintenance of the division's Web content. The City Planning site highlights current Departmental projects and presents information about each of the Department's administrative divisions. Through the Web site, the Historic Conservation Office provides information regarding Cincinnati's historic conservation program and guidelines, maps, the Historic Conservation Board, publications, direct lines of communication with staff, and links to local, regional and national historic preservation resources.

BOARD ACTION

This item was presented for information only; no Board action was required.

2001 MEETING SCHEDULE

The Board confirmed its adoption of the 2001 Meeting Schedule as presented at the November 14, 2000 meeting.

COUNCILMAN DeWINE'S PROPOSAL REGARDING BUILDING PERMITS FOR MINOR REPAIRS

Mr. Kreider made a motion (seconded by Bloomfield) that the Board reopen its consideration of Councilmember DeWine's September 20, 2000, proposal to modify the building permit requirements for minor construction work. The Board had discussed this matter with William Langevin, Director of the Department of Buildings & Inspections at its November 14, 2000, meeting. Mr. Kreider said he thought it would be valuable to have the Board consider a more comprehensive motion than that adopted at the November meeting. In that light, he circulated a draft motion delineating the Board's concerns in greater detail.

BOARD ACTION

After discussion, the Board unanimously adopted the attached draft resolution prepared by Mr. Kreider (with minor changes as indicated) and directed that the revised resolution be forward to Councilmember DeWine over Mr. Senhauser's signature.

OTHER BUSINESS

GRANDIN ROAD DESIGNATION STUDY

Ms. Sullebarger reported that she has heard from several CPA members regarding the proposed Grandin Road Historic District. Mr. Forwood reported that historic conservation staff continues to receive community comments and information requests on the proposed

historic designation study. Early indications are that property owners may oppose the boundaries as presently drafted. Guidelines should focus on the major concerns of demolition and new construction.

NOVEMBER HISTORIC CONSERVATION OFFICE PERMIT REVIEW

Mr. Forwood presented a report of the November 2000 applications for HCB review.

ADJOURNMENT

As there were no other items for consideration by the Board, the meeting adjourned (motion by Borys second by Bloomfield).

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date _____